



**Loudoun County, Virginia**

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Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 19, 2010

**Re:           ZMAP 2010-0001 & SPEX 2010-0003  
              HS -7 Dulles South and Elementary School**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of March 19, 2010. Should you wish to review the file, it is available in the file room located in the Department of Building and Development or to access documents electronically, please go to [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Marchant Schneider  
Project Manager

cc:     Sara Howard-O'Brien, AICP, Loudoun County School Board  
       Van Armstrong, Land Use Review Program Manager, Department of Planning

*Attachment*

**ZMAP 2010-0001 & SPEX 2010-0003  
HS -7 Dulles South and Elementary School**

**APPLICANT  
REPRESENTATIVE:**

Loudoun County School Board  
Dr. Sam Adamo, Executive Director and  
Sara Howard-O'Brien, AICP, Land Management Supervisor  
21000 Education Court, Suite 220  
Ashburn, VA 20148  
571-252-1156  
sara.howardobrien@loudoun.k12.va.us

**OWNERS:**

See attached list of subject properties

**PROPOSAL:**

A **Zoning Map Amendment** to rezone three (3) acres of land, MCPI 248-48-6530 from PG-GI to TR1UBF, and a **Special Exception** to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1UBF (including the 3 acres to be rezoned).

**ADDRESS:**

See attached list of subject properties

**LOCATION:**

East and west side of Goshen Road (Route 616) and approximately one mile south of John Mosby Highway (Route 50)

**TAX MAP/PIN #:**

See attached list of subject properties

**CURRENT ZONING:**

TR1UBF & PD-GI

**NON-RES. SQ. FT.:**

Up to 302,000 sq. ft High School  
Up to 105,000 sq. ft. Elementary School  
**Up to 407,000 SF Total**

**SURROUNDING ZONING/LAND USES:**

<b>NORTH</b>	TR1UBF	Stone Ridge
<b>SOUTH</b>	TR1UBF & PDH-4	Westport & CD Smith
<b>EAST</b>	PDH-4	Stone Ridge
<b>WEST</b>	TR1UBF	Westport

**ELECTION DISTRICT:** Dulles

**List of Subject Property**  
**HS-7 Dulles South High School & Elementary School**

<b>Tax Map MCPI Number</b>	<b>Owner Name/Property Address</b>	<b>Zoning District</b>	<b>Acreage</b>
100-54 247-28-4151	Stone Ridge Community Dev IV LLC No property address	TR1UBF	Portion 23.24
100-36A 248-48-6530	Floyd E & Sandra F Kline R/S 24866 Goshen Rd Aldie VA 20105	PD-GI	3.0
100-33 248-38-2718	Frances L Hall 24939 Goshen Rd Aldie VA 20105	TRIUBF	3.0
100((2))1 248-37-9637	Doris Mae Larsen (Dent) No property address	TRIUBF	14.04
100((2))2 248-37-9082	Robert & Frances L Hall No property address	TRIUBF	8.57
100((2))3 248-47-8234	Aldie Investments LLC No property address	TRIUBF	12.93
100-31B 248-47-8669	Aldie Investments LLC 24821 Goshen Rd Aldie VA 20105	TRIUBF	4.36
100((2))4 247-17-3577	Aldie Investments LLC No property address	TRIUBF	15.02
100((6))2 247-17-8636	Aldie Investments LLC 24751 Goshen Rd Aldie VA 20105	TRIUBF	10.74
100((6))1 248-47-9789	Atif Ihsan Shah 24797 Goshen Rd Aldie VA 20105-2523	TRIUBF	2.26
		<b>TOTAL</b>	<b>97.16</b>